

**Z-4-2009****Utah Housing Corporation****2561 West 3360 South****R-2-6.5 to R-1-4****1.54 acres**

Utah Housing Corporation is requesting a zone change for a 1.54 acre parcel at 2561 West 3360 South from R-2-6.5 (duplex residential, minimum lot size 6,500 square feet) to R-1-4 (single family residential, minimum lot size 4,000 square feet). Surrounding zones include R-2-6.5 to the north, east, and south and R-1-6 to the west. Surrounding land uses include a City park to the north, rental townhomes to the south, duplexes to the east, and single family homes to the west. The subject property is designated as medium density residential (7 to 12 units/acre) in the West Valley City General Plan. The subject property includes 10 single family detached homes built in 1998 that are currently rentals.

Attached to this report is a letter from Susan Arsdell with Utah Housing Corporation explaining why this rezone is requested. In summary, this zone change would allow the subject property to be subdivided into 10 lots so that each home would be on a separate lot. With each home on an individual lot, each home could be sold to families as originally anticipated by Utah Housing Corporation in their lease-to-own program.

Also attached to this report is a site plan showing how the property would be subdivided. The lot sizes would range from 4,379 square feet to 8,112 square feet with the average lot size being just over 6,300 square feet. While the lot size minimum and setbacks can be met, the owner will need to apply for a variance through the Board of Adjustments for the minimum lot width which is 50'.

**Staff Alternatives:**

- Approval of the zone change from R-2-6.5 to R-1-4.
- Continuance to address issues raised during the public hearing.

**Applicant:**

Larry Forkner

2479 S. Lake Park Blvd.

**Discussion:** Steve Lehman presented the application. Jack Matheson questioned what would happen if the Board of Adjustment did not allow a variance for the width of the properties. Steve replied that this application would not be forwarded to City Council if the Planning Commission denies it or if the Board of Adjustment denies the variance request at their next hearing on July 1, 2009. He added that Utah Housing is aware of this risk but has chosen to proceed and hope for the best.

The applicant, Larry Forkner, indicated that these homes are designed to house low and moderate income families. He explained that the homes start out as rental units and tenants are able to work into an ownership potential over a 15 year period. Phil Conder asked if the homes will be sold to existing residents. Mr. Forkner stated that

current residents will have the first option and will be able to purchase the homes for a lower price with a fair amount of equity. Any residents not wanting to purchase will have to vacate the home. He added that half the existing residents are the original tenants. Phil Conder asked if Utah Housing will assist these low income families in purchasing the home if they choose that option. Mr. Forkner replied yes.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Matheson moved for approval of the zone change from R-2-6.5 to R-1-4.

Commissioner Mills seconded the motion.

**Roll call vote:**

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

**Unanimous -Z-4-2009– Approved**